

**CITY OF RICE LAKE
COUNTY OF ST. LOUIS
ORDINANCE NO. 22-6**

**AN ORDINANCE DEFINING USE OF PLANNED UNIT DEVELOPMENT
PROPERTY (4406 MARTIN ROAD)**

The City Council of the City of Rice Lake Hereby Ordains as follows:

Section 1. Purpose:

The purpose of this ordinance is to define the allowable usage and restrictions of the subject property as defined below. This property has been zoned as Planned Unit Development in accordance with Rice Lake Ordinances.

Section 2. Subject Property(s):

Property is described as follows:

Tract A, Registered Land Survey (RLS) Number 129, St. Louis County, Minnesota. NE ¼ of the NW ¼ Section 32, Twp. 51, Range 14, West of the Fourth Principle Meridian, Except the Northerly 422.22 of the Easterly 275.92 feet thereof, and Except the Westerly 688.98 feet thereof, and Except the Southerly 256.70 feet thereof.

Section 3. Restrictions:

- A. Property shall be subject to current underlying zoning (multi-unit residential) requirements in accordance with Rice Lake ordinances; except as modified below. Should the requirements of the underlying zoning change, so shall the requirements of the subject property unless modified below.

- B. Modifications to underlying zoning include:
 - 1. Property shall fall under the requirements of the Developer's Agreement filed with the St Louis County recorder's office.

 - 2. Allowable uses for the proposed site include an assisted living facility or other uses permitted based upon the underlying zoning (currently Multi-Unit residential). Underlying zoning and other City codes shall govern any items not specifically included with this application (lighting, signage, etc.).

3. Developer shall provide City and all pertinent entities (i.e. emergency services or utility department) with sufficient around the clock access to the site, specifically to access the public water system, hydrant, and stormwater basins.
4. All roadway and sewer infrastructure included within the site shall be privately owned and maintained, unless it is accepted as public by the City at a later date.
5. Owner shall allow Fire Department access to conduct reasonable training at the property. Training shall be outside of any building structures and shall not cause undue nuisance to operations or residents at the subject property. Fire department shall request access a minimum of 72 hours prior to training operations.

Section 4. Effective Date:

This ordinance shall be effective upon its passage and publication in accordance with law.

Passed by the Rice Lake City Council this 11th day of January 2021.